

REQUEST FOR PROPOSALS
For the
Purchase and Development of
Phase II, Phase III and Phase IV of the
Silverdale Industrial Park

The government of Hamilton County, Tennessee requests proposals for the purchase and development of Phase II, Phase III and Phase IV of the Silverdale Industrial Park.

GENERAL INFORMATION:

The Silverdale Industrial Park, developed and owned by Hamilton County Government, is located within the corporate limits of the City of Chattanooga, Tennessee, at the intersection of Old Lee Highway, Jenkins Road, and Interstate 75 interchange with excellent visibility from I-75.

Approximately 29 acres of the Park (Phase I) were purchased in 1997 by U.S. Xpress Enterprises as the location for its corporate headquarters. The current Hamilton County policy regarding the development of the remaining portion of the Park (Phase II) states that Phase II is reserved for a large corporate headquarters-type facility.

The development policy has been amended to provide for commercial development of (i) a portion of Phase II of the Park, consisting of approximately five acres of frontage property, which will be designated Phase III and (ii) the addition to the Park of approximately 3.5 acres fronting Jenkins Road which will be designated Phase IV.

Any development of the property within the Silverdale Industrial Park must conform to (a) the Tenant Restrictions and Covenants established by Hamilton County, Tennessee, (b) the zoning regulations established by Hamilton County and/or the City of Chattanooga, and (c) development guidelines and design standards as established by Hamilton County.

SITE INFORMATION:

Legal Description: The legal description for the Silverdale Industrial Park is recorded in Deed Book 759, Page 511, and in Plat Book 63, Page 154, Register's Office, Hamilton County, Tennessee.

State Tax Map Number: 139-003.04, 139-006.04, 139-006 (part of)

Current Context: The reserved acreage property is part of Phase II of the Silverdale Industrial Park. The commercial development frontage property is considered Phase III of the Park and Phase IV is located along the east side of Jenkins Road adjacent to Phase I of the Park. Phases II, III, and IV of the Silverdale Industrial Park are located within the corporate limits of the City of Chattanooga.

Property Parameters: Revised Phase II of the Park consisting of approximately 35 acres (subject to survey) is reserved for a corporate headquarters. Phase III consisting of approximately five acres (subject to survey) and an access road and Phase IV consisting of approximately 3.5 acres (subject to survey) are designated for retail/commercial/office development.

Zoning: The property is currently zoned M-2 (Light Manufacturing). Rezoning required for any commercial development must be considered by the Regional Planning Agency and approved by the City of Chattanooga. Hamilton County will make application for the required rezoning for commercial development (i.e. C-2).

Environmental: Hamilton County is unaware of any environmental reports or engineering studies that have been done on the property. Should any environmental audits and/or reports, including but not limited to, Environmental Phase I or II reports be required by the proposer, the cost and performance of such reports will be the responsibility of the proposer.

Utilities: It shall be the responsibility of the proposer to determine whether the appropriate utilities are available to the site for any proposed new development on the site. Hamilton County will assist the proposer with obtaining documentation from the various utility companies and other governmental entities regarding utility service to the property.

Storm Water Drainage: It shall be the responsibility of the proposer to ascertain the requirements of the City of Chattanooga Storm Water Management Department regarding storm water drainage for any proposed development on the property.

GENERAL REQUIREMENTS:

The property will be sold in an "as is" condition. A preliminary site plan showing size and configuration of each lot and a boundary survey of the Park are available upon request. A topographical survey or boundary survey of a particular lot, if required by the proposer, shall be the responsibility of the proposer to obtain at the proposer's cost. A recorded plat of Phase II, Phase III and Phase IV will be provided by Hamilton County.

During the Request for Proposals submission time and at other subsequent times necessary, Hamilton County will allow the property to be inspected by the proposer and allow the proposer to perform any surveys, engineering tests, soil borings, etc. required by the proposer upon written requests from the proposer at the sole cost of the proposer. The proposer shall hold harmless Hamilton County for any loss or damage to the property arising from the process of conducting such engineering tests, surveys, inspections, or soil borings.

DEVELOPMENT GUIDELINES:

Any development of the property within the Silverdale Industrial Park must conform to (i) the Tenant Restrictions and Covenants established by Hamilton County, Tennessee, (ii) the zoning regulations established by the City of Chattanooga, and (iii) additional development guidelines and design standards as established by Hamilton County. In addition, all development must conform to building and zoning requirements and/or ordinances as established by the applicable governmental entity including, but not limited to, the Regional Planning Agency, Hamilton County Government, City of Chattanooga, Air Pollution Control Bureau, and all applicable Building Codes.

DEVELOPMENT PARAMETERS:

Any proposed development in Phase III must access Jenkins Road from an approved frontage road to be built by Hamilton County. No direct access onto Old Lee Highway or the Interstate 75 interchange will be allowed.

Phase II and Phase IV development will be allowed direct access from Jenkins Road subject to approval by the City of Chattanooga.

All exterior walls for any building constructed must be faced with materials such as stone, brick, or other masonry. Sto is not allowed as a building material. Other specific construction guidelines are outlined in the Silverdale Industrial Park Tenant Restrictions and Covenants.

Preliminary and Final drawings for any proposed development must be approved by the Silverdale Industrial Park Development Review Committee prior to submitting plans for building permit purposes.

PROPOSED USES:

Phase II is reserved for a large corporate headquarters-type facility.

Hamilton County will consider retail, commercial and/or office development consistent with appropriate commercial zoning classification for Phase III and IV which are also complementary to existing and future development of the Park. No outside storage will be allowed.

MINIMUM PRICE PER LOT:

Phase II	Lot 2 (35 acres)	= \$2,450,000
	(subject to job creation and economic impact)	
Phase III	Lot 1 (2 acres)	= \$1,000,000
	Lots 2 – 5 (size subject to future development needs)	
Phase IV	Lot 1 (3.5 acres)	= \$ 108,000

COMPARATIVE EVALUATION CRITERIA:

Evaluations of the proposals and recommendation for selecting the proposal will be based on the criteria listed below (not necessarily in order of importance).

1. The overall desirability and compatibility of the proposed project as it relates to the surrounding current and future development of the Silverdale Industrial Park.
2. Purchase price.
3. Proposed use of the property.
4. Total tax revenues anticipated to be generated by the proposed development.
5. Financial stability, size, and experience of the proposer and/or purchaser/developer to successfully complete the project.
6. The ability of the proposed project to provide the greatest number of high-quality jobs.
7. The overall economic impact of the proposed project at completion.
8. Aesthetic appeal of the proposed development as it relates to the surrounding current and future development in the Park.

REAL ESTATE PURCHASE AGREEMENT:

A real estate purchase agreement, with specific terms, will be negotiated with the proposer selected.

REAL ESTATE COMMISSION:

Hamilton County does not have an exclusive right to sell agreement with any real estate agent/broker. If, however, a real estate agent/broker secures a

purchaser who meets the necessary requirements set out in this Request for Proposals, a real estate commission of five (5) percent will be paid to the securing agent/broker. No commission will be paid to an agent/broker who is also the purchaser or owner of any business, partnership, corporation, or group which purchases the property.

No commission will be paid because of any prior agency relationship between the purchaser and the agent/broker. In order to protect the purchaser and the agent/broker, the agency relationship must be established and registered with Hamilton County prior to any discussions that any Hamilton County representative may have with the prospective purchaser relative to the property to be sold.

The Prospective Purchaser Registration Form and Acknowledgement of Agency Relationship form for each prospective purchaser must be completed and returned with any proposal submitted. The form is available in the Real Property Office.

SELECTION:

Hamilton County reserves the right to withdraw the request for proposals or to reject any and all proposals for any reason.

Hamilton County Government does not discriminate on the basis of race, color, or national origin. Hamilton County Government is in compliance with the guidelines and procedures of Title VI of the Civil Rights Act of 1964.

It is expressly understood that the receipt of any response to the Request for Proposals does not commit Hamilton County to the sale of the property and that any proposal must be accepted by action taken by the Hamilton County Board of Commissioners.

Once a proposal has been determined to comply with this request for proposals, discussions may be commenced with proposers to ascertain the proposal most advantageous to Hamilton County.

All proposals will be submitted at the proposer's own cost and expense. Hamilton County will have no financial obligation relative to the submission of any proposal.

Proposals may be public at such time recommendations are made by the County Executive to the Hamilton County Board of Commissioners.

PROPOSAL SUBMISSION:

Proposals and offers to purchase must be submitted (mailed or hand-delivered) to the Hamilton County Real Property Office, Mayfield Annex, 123 E. 7th Street, Chattanooga, TN 37402.

The initial submission deadline for proposals for Lot 1 of Phase III is 4:00 p.m. on May 19, 2003.

Hamilton County reserves the right to extend the initial submission deadline.

A preliminary site plan showing building elevations must be included with proposal submission along with **a detailed description** of the planned project.

Proposals for the development of Phase II, Phase IV, and the remainder of Phase III have no time-certain submission deadline.

QUESTIONS/DEVELOPMENT PACKAGES:

Questions regarding the Request for Proposals or to receive a development package contact:

Hamilton County Real Property Office
123 E. 7th Street
Chattanooga, TN 37402
Phone: (423) 209-6444
Fax: (423) 209-6445
E-mail: paul.parker@mail.hamiltontn.gov